**Resource Name or #:** (Assigned by Recorder) 560 Monroe Street

**P1. Other Identifier**  None

**P2. Location:**  Not for Publication  unrestricted

* a. County  Monterey  and  (P2c, P2e, and P2b or P2d)  Attach a Location Map as Necessary

* *b. USGS 7.5' Quad*  Monterey  Date  1997  T 15N  R 1W  1/4 of  1/4 of Sec  8  MD B.M.

 c. Address  560 Monroe Street  City: Monterey  Zip  93940

 d. UTM:  (Give more than one if large and/or linear resources)  Zone  10S  598316mE  4050912mN

 e. Other Locational Data:  (e.g., parcel #, directions to resource, etc. as appropriate)

 West side of Monroe St. between Jefferson and Madison Sts.

**P3a. Description:**  (Describe resource and its major elements: include design, materials, condition, alterations, size, setting, and boundaries)

This property consists of four lots (3, 4, 5, and 7) of the 1884 Johnson Addition Block 4. It contains two houses; a pre-1912 dwelling at the corner of Monroe and Madison Streets, and to the north of this house is a small post 1962 house. The corner dwelling was designed in the Arts and Crafts period associated with the first period of the Bay Tradition in regional architecture.

The original cottage was smaller than what exists today, a generally square building with a central porch centered on the façade. The front portion of the building has a hipped roof covered with composition shingles that have angled walls to create a rounded corner building when viewed from the front. The roof continues down over the porch where three arches edge the front of the porch with the center opening providing access via a set of steps.

An artifili- (=See Continuation Form=)

**P3b. Resource Attributes**  (List Attributes and codes)  HP02 HP03

**P4. Resources Present**  Building  Structure  Object  Site  District  Other (Isolots, etc.)

**P5a. Photograph or Drawing**  (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo:**

(Visit, date, accession #)

**P6. Date Constructed/Age and Source:**  Historic  Prehistoric  Both

ca1907. Sanborn Maps

**P7. Owner and Address:**

Amelia Gianino

274 Watson St.

Monterey, CA  93940

**P8. Recorded by:**

L.Dilli, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA  95109

**P9. Date Recorded:**  6/15/2005

**P10. Survey Type**  (Describe)

Survey - Reconnaissance

**P11. Report Citation:**

(Cite survey report and other sources, or enter "none."

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):
P3a. Description (continued):
on completed by 1926 provided an additional wing to the southwest that wraps around creating an inner courtyard, or U-shaped building.

Fenestration consists of a mix of double-hung and fixed windows.

The site is graced with two prominent palm trees placed symmetrically in the front yard. Three steps rise up behind a concrete formed wall that has a stone pattern common to many properties in the Old Town Neighborhood from this early period prior to 1912.

The house is unique in the neighborhood, and warrants further investigation into it origins as rare example of residential architecture from this period. It is located in the area with folk associations with Susan Gregory and John Steinbeck's Tortilla Flat, so additional associations related to personages who lived in the building should also be investigated.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #
Other Listings
Review Code
Reviewer

Page 1
*Resource Name or #: (Assigned by Recorder) 581 Scott Street

P1. Other Identifier None

P2. Location: □ Not for Publication  ☑ unrestricted

a. County Monterey
b. USGS 7.5' Quad Monterey Date 1997
   T 15 S; R 1 E; 1/4 of Sec 3, T 15 S, R 1 E, 1/4 of
   MD B.M.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property at the north end of Block 54 contains a portion of a number of other lots that had buildings at earlier times that are no longer extant. The remaining building on the property is a circa 1890s two-story Queen Anne house that lies adjacent to Scott Street that is presently in a state of deferred maintenance. A related garage is located to the west of the house, and the property boundaries are defined by various wood fences and a tall rock wall that was once stuccoed that lies to the east of the residence. An early adobe site is associated with the area where the tall wall is located (Kimbro notations in 2004 on the 1938 Neaham Historic Sites and Buildings survey). The 1894 Assessor's Map shows a building located at the corner of Van Buren and Scott Streets on this parcel. The site as a whole as a number of features, both man-

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present ☑ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Source: ☑ Historic □ Prehistoric □ Both
   ca 1892, Sanborn Maps

P7. Owner and Address:
   Estate of Antioce H. Hellam
   581 Scott St.
   Monterey, CA 93940

P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe)
   Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none")
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Required Information

DPR 523A (01/04)
P3a. Description (continued):

ade and natural that are beyond the scope of this reconnaissance survey.

The house is difficult to view due to heavy foliage, but appears to contain two volumes. The most easterly is a tall hipped roof section with a shed dormer that extends eastward, and a tall front gabled dormer that faces north. The gabled dormer apex contains fishscale shingles and is wrapped with eave returns, and the wall surface is standard shingles that surround a wood double-hung window. The side of this dormer is clad with roofing shingles. A large brick chimney is located on the east wall of this volume, and the windows are all double-hung single pane sash, or in the case of the front window, a multi-pane casement.

The second volume, a long thin one-story section is front gabled and vernacular in detailing. It sets slightly forward from the taller volume to the east. Both volumes have similar channel rustic drop siding with large flat trimwork on the building corners and window frames. The entry is tucked under a small flat porch roof and the door enters the taller building section.

The site appears to have a number of potential associations that require a more intensive level of investigation than is possible via a reconnaissance study such as this. Development activity occurred earlier on this site which is located adjacent to the David Jacks estate site to the north.
Page 1

*Resource Name or #: (Assigned by Recorder) 160 Van Buren Street

P1. Other Identifier None

P2. Location: Not for Publication Yes, unrestricted

a. County Monterey

b. USGS 7.5' Quad Monterey

c. Address 160 Van Buren Street

d. UTM: Zone 10S; 598713 mE/ 4651524 mN

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story English Tudor Revival style residence was constructed or placed on this site sometime around or after 1939. Located on a corner lot of the 1939 Seeno Subdivision, it sits raised up from the sidewalk on a portion of the site which once housed the estate of David Jacks. The residence has an elongated rectangular floor plan with the main section of the house in the center with two flanking sections. These side sections are set back from the center creating a stepped roof line. The house is side gabled with steeply pitched roofs covered with wood shingles. Two steeply pitched gabled dormers are located on the front elevation facing Van Buren Street. The house is sheathed in stucco and has a large painted brick chimney located on the east end wall.

Entrance to the house is via the center portion of the façade facing Seeno St. (See Continuation Form)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present: Building Yes, Structure No, Object No, Site No, District No, Element of District No, Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source: Historic Yes, Prehistoric No, Both No, ca1940, Sanborn Maps

*P7. Owner and Address:
Michael J. Balesteri
710 Lighthouse Ave.
Pacific Grove, CA 93950

*P8. Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type: (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Required Information
P3a. Description (continued):

Retain a small recessed porch is located. Three posts with curved brackets create the sense of an arched entryway at the porch. A small run of steps leads to the wood paneled front door. Most windows on the house are wood six-over-six double hung windows with the exception of a large multi-pane focal window on the front elevation. The windows within the center portion of the house are surrounded by decorative shutters. Attached to the west side of the house is a garage with two garage doors.

The residence is surrounded by a Monterey Shale stone wall at the front property lines. Concrete stairs at the intersection of Van Buren and Seeno Streets provide access to the raised site and entrance to the house. The house is surrounded by large trees and formal landscaping; the house difficult to photograph from the public right-of-way due to the heavy foliage. A driveway with access to the two garages is located to the west of the house off Seeno Street.

The house stylistically appears to predate the Seeno Subdivision, however it does not appear on the 1936 Sanborn Fire Insurance map. The remaining houses within this subdivision appear to have been built later and are more modern in character.

The development of this site is within the period of significance of the Old Town Neighborhood, and is consistent with the residential revival style architecture that characterizes the area in the years prior to World War II.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 198 Van Buren Street

P1. Other Identifier None

P2. Location: ☐ Not for Publication ☑ unrestricted

*a. County Monterey
*b. USGS 7.5' Quad Monterey Date 1997

c. Address 198 Van Buren Street

d. UTM: (Give more than one if large and/or linear resources) Zone 10S ; 598661 mE/ 4051357 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
Northwest corner of Van Buren and Scott Sts.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. This property is located on Lot 12 of the subdivision, and appears to have been built at that time or shortly thereafter. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time, although this house may have been built earlier as it faces Van Buren Street. This house however has a Monterey Slate wall at the front property line that appears to have been have been constructed during the period that this was the estate of David Jacks. The Monterey Slate walls are located along Scott Street and addition smaller walls are located along Van Buren St. The walls as a whole form a potentially historic neighborhood historic resource, although they were not investigated specifically as a part of the Lower Old Tow-

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, access ion #)

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c1946, Sanborn maps, USGS

P7. Owner and Address:
Joanne Quinn
PO Box 9592
Fresno, CA 93793

P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Required Information

Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record Other (List):
P3a. Description (continued):

The house is Minimal Traditional in design, with a one-story section facing Van Buren and a two-section section reminiscent of the Monterey Revival style that jogs out towards Scott Street. To the rear with access off Scott Street is a small detached garage.

The one story section has a cross-gabled roof covered with modern flat clay tile. A front wing extends out on the north portion of the façade and is covered by a front gabled roof section. The porch is inset at the corner of the wing and the main façade wall, covered by a shed roof extension and supported by stucco walls punctuated by arched openings. The porch opens out to a small open patio surrounded by a metal railing.

The stucco clad walls have minimal detailing or articulation. The two-story volume at the rear has short wood balcony that cantilevers toward Van Buren Street. The wood balustrade has scroll cut narrow vertical planks.

Fenestration consists of wood windows, a mix of double-hung and casement or fixed configurations. The double-hung sash have multi-pane uppers.

The building is distinctly original to its construction and in excellent condition.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Survey # Other Listings  Review Code  Reviewer  Date
DOE #

Page 1  

*Resource Name or #: (Assigned by Recorder) 272 Van Buren Street

P1. Other Identifier  None

*P2. Location: ☐ Not for Publication  ☑ unrestricted

*a. County  Monterey  
*b. USGS 7.5' Quad  Monterey  Date 1997  1/4 of Sec 1; 1/4 of Sec 3  MD B.M.

*c. Address  272 Van Buren Street City: Monterey  Zip 93940  
*d. UTM: (Give more than one if large and/or linear resources) Zone 10S 598663 mE  4051397 mN

West side of Van Buren St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The multi-family residential property located at 272 Van Buren was built sometime between 1932 and 1936 in the Mission Revival style. The character defining features that associate this building with this style are its tile roof, low roof parapet wall, stucco exterior and overall massing. A two-story apartment building with four units, it has a flat built-up roof surrounded with a low parapet wall capped with Spanish tile. The front façade has two symmetrically placed Spanish tile capped battlements at the corners of the building. Three terra cotta tiles are placed underneath the arched center of the parapet wall. Most likely these were originally a colored tile but have since been covered with paint. Exposed brick chimneys are attached on both sides of the building. The flat front façade of the building is punctuated by the centrally- 

(See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes) HP03

*P4. Resources Present  ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other

P5a. Photograph or Drawing  (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:  
(View, date, accession #)

*P6. Date Constructed/Age and Source:  ☑ Historic  ☐ Prehistoric

Other (isolates, etc.)

ca1932, Sanborn Maps

*P7. Owner and Address:  
Gaspar Aliotti  
9 Cramden Dr.  
Monterey, CA 93940

*P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

*P9. Date Recorded:  6/15/2005

*P10. Survey Type (Describe)  
Survey - Reconnaissance

*P11. Report Citation:  (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments:  NONE  ☐ Location Map  ☐ Sketch Map  ☑ Continuation Sheet  ☐ Building, Structure, and Object Record  
☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  
☐ Artifact Record  ☐ Photograph Record  Other (List):

DPR 523A (01/04)  

263  

*Required Information
P3a. Description (continued):

Located main entrance to the building and symmetrically placed window sets that flank the entry. The main entrance is via a stucco staircase which leads to an arched doorway with a small recessed porch. The entrance is covered by a tiled shed roof supported by wood brackets. Multi-pane glazed doors provide entrance to the apartments and appear original to the structure.

Fenestration on the building is composed of tri-partite windows with contemporary metal sliding windows in the center bay and flanking wood double-hung windows. Of the four sets on the front façade, one remains original and consists of a fixed center bay window with a four-lite transom above. In the center of the second story front façade are two small arched multi-paned windows. Metal sliding windows and double hung windows are typical throughout the apartment building on the remaining elevations.

A driveway to the south of the building provides access to the rear of the property which contains covered parking.

The property is representative of the early conversion of the Old Town neighborhood into multi-family residential area, and is one of the earliest properties to be built specifically for this purpose. Although the replacement of most of the windows has lowered its integrity to its original form, it continues to adequately represent its style and uniqueness within the neighborhood.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

Survey #  
DOE #  
Other Listings  
Review Code  
Other (List):  

*Resource Name or #:  
(Assigned by Recorder)  
282 Van Buren Street  

Page 1  

P1.  
Other Identifier  
None  

P2.  
Location:  
☐ Not for Publication  
☒ unrestricted  

a. County  
Monterey  

b. USGS 7.5' Quad  
Monterey  

Date  
1997  

T 15; R 1; 1/4 of Sec 1/4 of Sec  ; MD B.M.  

C. Address  
282 Van Buren Street  

City:  
Monterey  

Zip:  
93940  

d. UTM:  
(Give more than one if large and/or linear resources)  
Zone  
10S; 598661 mE/ 4051357 mN  

e. Other Locational Data:  
(e.g., parcel #, directions to resource, etc. as appropriate)  

West side of Van Buren St. between Scott and Franklin Sts.  

P3a. Description:  
(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This Spanish Colonial Revival house was built sometime between 1926 and 1936 on Lot 15g of Block 54; it is a single story building with a driveway at the south side of the building leading to a garage at the rear. The house is raised above the street, the basement accessed by a small door at the front of the building off the side driveway. The house is flat roofed with a front gabled wing and a small shed-roofed porch with a side tile rake placed on the side wall creating the impression of a gable end. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco. The right side of the facade contains a built-in integrated into the stucco wall, and within the center of the front gable are three circular clay vents. Centered between the front wing and the porch is a circular entry alcove with a tile r-  

P3b. Resource Attributes  
(List Attributes and codes)  
HP02  

P4. Resources Present  
☒ Building  
☐ Structure  
☐ Object  
☐ Site  
☐ District  
☐ Element of District  
☐ Other  
(isolates, etc.)  

P3a. Photograph or Drawing  
(Photograph required for buildings, structures, and objects.)  

P5b. Description of Photo:  
(View, date, accession #)  

P6. Date Constructed/Age and Source:  
☒ Historic  
☐ Prehistoric  
☐ Both  
ca 1932, Sanborn maps  

P7. Owner and Address:  
Andrew Troka Tr  

282 Van Buren St  
Monterey, CA 93940  

P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109  

P9. Date Recorded:  
6/15/2005  

P10. Survey Type  
(Describe)  
Survey - Reconnaissance  

*P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")  
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.  

*Attachments:  
NONE  
☐ Location Map  
☐ Sketch Map  
☒ Continuation Sheet  
☐ Building, Structure, and Object Record  
☐ Archaeological Record  
☐ District Record  
☐ Linear Feature Record  
☐ Milling Station Record  
☐ Rock Art Record  
☐ Artifact Record  
☐ Photograph Record  
Other (List):  

DPR 523A (01/04)  

*Required Information
P3a. Description (continued):

ooof in the shape of a cone and openings with arched tops.

Much of the sash of the windows have been replaced by modern vinyl inserts, although the main tri-partite arched picture window remains; it is a multi-pane unit with six panels and wood sash.

A short concrete wall encloses a small front yard that is lushly landscaped with formal plantings. A concrete set of steps with metal rails leads to an open entry porch surrounded by a stucco or concrete wall that then leads to the entry alcove.

The property is in excellent condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design, although the loss of windows has reduced its integrity somewhat. It appears however that the changes may be reversible.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings Review Code Reviewer Date
DOE #

*Resource Name or #: (Assigned by Recorder) 456 Van Buren Street

P1. Other Identifier None

P2. Location: ☐ Not for Publication ☑ unrestricted

* a. County Monterey and (P2c, P2e, and P2b or P2d, Attach a Location Map as Necessary

* b. USGS 7.5' Quad Monterey Date 1997 T 15S; R 1W; 1/4 of 1/4 of Sec 36; MD B.M.

c. Address 456 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one if large and/or linear resources) Zone 10S ; 598663 mE/ 405162 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
West side of Van Buren St. between Jefferson and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story cottage, known as the Simoneau House, is presently used by the Monterey Institute International Studies. A distinctive Craftsman Bungalow, it was built between 1905 and 1912 on Block 56. The bungalow is side-gabled with a prominent roof sweeping down to a full-width front porch. A low pitched gabled dormer is centered on the front roof and contains three exposed decorative outtriggers beneath the fascia as well as a tripartite set of four-pane windows. The roof is covered with composition shingles, and the wide unenclosed porch eave has exposed rafter tails. The gables have a simple vented clapboard detail near the top of the gable. Elongated flared rafter ends are located on the gable. The rear of the building has a flat-roofed addition that is offset from the original building footprint. The building is clad in bev-

(See Continuation Form)

*P3b. Resource Attributes (List Attributes and codes) HP02 HP15

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolate, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: [View, date, accession #]

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c a1911, Sanborn Maps

*P7. Owner and Address:
Institute of Monterey
PO Box 1978
Monterey, CA 93942

*P8. Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Required Information

DPR 523A (01/04)
The façade is dominated by a full width recessed porch. A pathway leads to three brick steps which access the front porch. The full-width painted brick porch is supported by two massive brick piers and has a low brick wall with planters that frame the entry. Two small wood posts rest on the outside brick piers which support a large flattened-arch wood beam. Access to the cottage is via a multi-pane wood door in the center of the building. A second access is via the addition in the rear of the building. Two casement multi-pane windows are located on either side of the front door. Remaining fenestration on the property consists of similar multi-pane casement windows and small fixed windows that are also characterized by the small-pane Craftsman-styled windows.

The property sits on the Monterey Institute campus and has a simple front yard with lawn. The campus includes the Victorian building to the south as well as contemporary buildings constructed to the north and rear of the Simoneau House. A driveway is located to the south of the house, and a large walkway is to the north that leads to the Institute buildings to the rear.

The building was constructed on a block that was developed early within the period that the Old Town Neighborhood grew, and remains a unique structure within the area as one of the few Craftsman Bungalows built during this period. The building has retained its original residential character even though expanded to the rear and now used for non-residential uses.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

Survey # Review Code Other Listings Date
DOE #  

*Resource Name or #: (Assigned by Recorder) 462 Van Buren Street

P1. Other Identifier: None

P2. Location: [ ] Not for Publication [ ] unrestricted
   [ ] and
   [ ] Monterey
   [ ] and
   [ ] USGS 7.5' Quad Monterey
   [ ] Date 1997
   [ ] T 15 R 1 1/4 of 1/4 of Sec 35 MD B.M.
   [ ] Address 462 Van Buren Street
   [ ] City Monterey
   [ ] Zip 93940
   [ ] UTM (Give more than one if large and/or linear resources)
   [ ] Zone 10S, 598569 mE, 4051032 mN
   [ ] Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
   [ ] West side of Van Buren between Jefferson and Franklin Sts.

*P3a. Description:
This one-story with raised floor Queen Anne cottage appears built in the 1890s on Block 56. The subdivision of this block is not well understood, but residential properties began to appear in the late 1890s. The building is not shown on the 1902 Sanborn Fire Insurance Map, however it does appear on the 1905 update. This house serves as part of the campus of the Monterey Institute of International Studies, with other buildings associated with this campus located to the north along Van Buren Street.

The building has a prominent front gable-on-hip roof with lower cross gables. A flat roof addition (dormer) is located above and overlays the south side gable. The roof is sheathed in composition shingles and has boxed eaves, and a shed roof covers the front porch. The house is clad in channel rustic wood siding separated by a watertable at - (See Continuation Form-)

*P3b. Resource Attributes (List Attributes and codes) HP02 HP04

*P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed/Age and
Source: [ ] Historic [ ] Prehistoric [ ] Both

*P7. Owner and Address:
Institute of Monterey
PO Box 1978
Monterey, CA 93942

*P8. Recorded by:
L.Dill, F.Maggi, J.Kuaz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109


*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record
   [ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
   [ ] Artifact Record [ ] Photograph Record [ ] Other (List):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):
the floorline, and has diamond patterned shingles covering the gable ends. A projecting cutaway bay window is located on the front wing and two other bays are located on the side elevations.

Entry to the residence is via an offset front porch which exhibits characteristic Queen Anne detailing. This includes a beaded spindlework frieze suspended from the porch ceiling and delicate turned porch supports. A wood staircase with a square post balustrade provides access to the porch. A wood paneled door with glazing and a fixed multi-pane window is located on the front porch. The bay window to the left of the porch has corner brackets with beaded spindlework.

Fenestration on at the front bay window include two one-over-one double hung windows that flank a fixed large multi-pane window. This window has a mullion which separates the glazing into two horizontal panes of glass and smaller panes are located above these horizontal panes. The windows have wood surrounds. The side bays are similar to the front bay in detailing. A small wood double-hung window is located in the gable end of the front bay, and the side bays contain similar small double-hung windows in their gable end. The remaining fenestration on the house is wood one-over-one double hung windows.

A short hedge separates the property from the sidewalk. Landscaping consists of lawn and shrubbery. A driveway leading to a parking lot is located on the south side of the building.

The building is representative of the early development pattern of the Old Town Neighborhood, and is a rare Victorian era residence built during the beginning of the period when the residential area began to develop. It maintains its single-family residential character although used now as a part of the Institute of Monterey.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #
Other Listings
Review Code

Resource Name or #: (Assigned by Recorder) 474 Van Buren Street

P1. Other Identifier None

P2. Location: □ Not for Publication ✔ unrestricted
   a. County Monterey and
   b. USGS 7.5' Quad Monterey Date 1997 T 15 R 1
   c. Address 474 Van Buren Street City: Monterey
   d. UTM: Zone 10S; 598881 mE/ 4051022 mN
   e. Other Locational Data: West side of Van Buren St. between Jefferson and Franklin Sts.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries)
The residence at 474 Van Buren is a two story Colonial Revival house that sits on the front portion of Lot 7 of Block 56. Built sometime between 1905 and 1912, it has a hipped roof with a side gable at the rear of the house. The hipped roof is punctuated by two projecting gabled dormers. A flat roofed addition projects from the side gabled roof. The roof is covered with composition shingles. Also located on this elevation is an exposed brick chimney. The residence is sheathed in beveled drop siding with a brick veneer below the porch. The gabled dormer contains a small Palladian window. On the front facade, a flower box has been built into the hipped roof directly below the Palladian window.

Entry to the residence is via a short staircase with turned post balustrade leading to the front porch. A full-width hipped roof porch is support- (See Continuation Form--)

P3b. Resource Attributes (List Attributes and codes) HP02 HP03

P4. Resources Present ✔ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Source: ✔ Historic ☐ Prehistoric ☐ Both

P7. Owner and Address: G iuseppe Savona
   1436 Via Isola
   Monterey, CA 93940

P8. Recorded by: L.Dill, F.Maggil, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe) Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.") Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE ☐ Location Map ☐ Sketch Map ✔ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):
P3a. Description (continued):

ed by this classical columns. Eight columns symmetrically placed in groups of two define the porch. The porch eaves and the main roof eaves are boxed. A curved decorative molding runs below the porch eaves. An angled bay window and a large fixed window are placed symmetrically on the front façade, only interrupted by the solid wood front door. Other windows throughout the residence are various sized fixed windows and sliding windows on the roof addition.

Shrubs and trees surround the front of the house. The property has a large driveway to the south which leads to an apartment complex located behind the residence which is located on a separate parcel.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred to the rear of the property in contemporary times to increase the density of the property.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

*Resource Name or #: (Assigned by Recorder) 484 Van Buren Street

P1. Other Identifier None

P2. Location: □ Not for Publication □ unrestricted
   *a. County Monterey
   *b. USGS 7.5' Quad Monterey Date 1997
   c. Address 484 Van Buren Street
   d. UTM: (Give more than one if large and/or linear resources) Zone 10S: 598569 mE/ 4051037 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
   West side of Van Buren St. between Jefferson and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story Neoclassical Revival cottage was built between 1905 and 1912 on Block 56. A vernacular building, it has moderately steep hipped roof with a projecting gable on the front façade off set to the right. The residence has overhanging boxed eaves with a plain frieze below. The roof is covered with composition shingles and the building clad in tri-beveled drop siding. The projecting gable has diamond pattern shingles in the gable, a detail associated with earlier Queen Anne cottages, of which this house has similar elements.

A glass enclosed partial width porch defines the façade. An engaged column designates the corner of the residence while another is located at the entry door. The entry door is a multi-pane door surrounded by the glass enclosed porch windows. The multi-pane windows and door are likely not original to the bui-

*P3b. Resource Attributes (List attributes and codes) HP02 HP03

*P4. Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: □ Historic □ Prehistoric □ Both
   ca1906, Sanborn Maps

*P7. Owner and Address:
   Giuseppe Savona
   1436 Via Isola
   Monterey, CA 93940

*P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
   Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter “none.”)
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record
   □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record
   □ Artifact Record □ Photograph Record Other (List):
P3a. Description (continued):

Idling, but not untypical of early modifications to buildings such as this, an angled bay window at the offset front wing has corner brackets and three symmetrically placed one-over-one double hung windows. Another angled bay window is located on the north (side) elevation. The remaining fenestration on the house is one-over-one double hung wood windows and some contemporary retrofit sliders. Concrete steps and metal hand rail which have replaced the original steps leads to the front door. The property is partially surrounded by a white picket fence with large turned posts marking the entrance to the concrete steps.

An enclosed shed roofed addition is attached to the rear of the residence. The property has a large driveway to the north of the house which leads to an apartment complex located behind the residence.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code Reviewer Date

*Resource Name or #: (Assigned by Recorder) 486 Van Buren Street

P1. Other Identifier None

*P2. Location: □ Not for Publication □ unrestricted

* a. County Monterey and (P2c, P2a, and P2b or P2d. Attach a Location Map as Necessary

*b. USGS 7.5’ Quad Monterey Date 1997

T 15 S; R 1 W; 1/4 of Sec 25; MD B.M.

c. Address 486 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S: 598585 mE/ 4051020 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren between Jefferson and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residence at 486 Van Buren is a two-story Colonial Revival house built between 1905 and 1912 on block 56 on the site of an earlier small structure that had existed at the site at least to 1905. It is a distinctive architect designed structure executed in a very modernistic adaptation of this revival style that is found in the central California area beginning in the late 1890s and lasting into the first decade of the twentieth century. Massing of the house is reminiscent of Victorian era houses of the Shingle style and the detailing has some characteristic Queen Anne elements. The house is cross-gabled and the façade dominated by a large front facing gable with cornice returns. A plain frieze borders the house at the cornice return. The roof is covered with composition shingles and has boxed eaves. The residence is sheathed in tri-be-

(See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: □ Historic □ Prehistoric

ca. 1906, Sanborn Maps

*P7. Owner and Address:

Charles W. Winge
PO Box 1855
Monterey, CA 93942

*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 8/15/2005

*P10. Survey Type (Describe) Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Required Information

DPR 523A (01/04)
P3a. Description (continued):

Veiled drop siding and channeled shiplap siding below the water table. Wood fishscale shingles are located within top of the front facing gable.

A small integral porch recessed within the building form provides access to the residence. Wood steps with a solid balustrade leads to the front porch. A small thin turned post at the corner of the porch subtly marks the entryway. Small ornate brackets are located at the corners of the porch.

A glazed wood door provides entry to the house. A wood one-over-one double hung window is also located within the porch. The front façade contains a small horizontal fixed window and a large fixed focal window, although it could not be determined if this is the original fenestration of the building. In the large front facing gable is a small second-story open balcony recessed into the building envelope. This balcony is defined by two classical columns and a short turned post balustrade. A glazed door provides access to the balcony. Two wood one-over-one windows are located within the balcony. Above the balcony are ten brackets which are placed symmetrically underneath the slightly protruding shingled portion of the front gable. The side gables are smaller in size and have no wood shingle detail. Two wood one-over-one windows are located in the gable ends. Other windows throughout the residence are wood one-over-one double hung, most appearing original to the building.

A short retaining wall separates the property from the sidewalk. Landscaping of the front yard consists of small shrubs and lawn. The property has no driveway. The 1912 Sanborn Fire Insurance Map shows a small accessory building located to the southwest rear of the building, but the property configuration at that time is as at present, with no driveway access to the rear.

The building remains in excellent condition although it cannot be determined what changes may have occurred to the original fabric during its renovation. The house was constructed early during the development of the Old Town neighborhood and is a unique design for the area, only a limited number of other residences in the area are of this style and have such architectural distinction.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

Survey #: Date:
De#: Reviewer:

Page 1

*Resource Name or #: 498 Van Buren Street
Assigned by Recorder

P1. Other Identifier: Bergschicker House

*P2. Location: [ ] Not for Publication [ ] unrestricted
   [ ] County Monterey
   [ ] USGS 7.5' Quad Monterey
   [ ] Date 1997
   [ ] T 15 S; R 1 W; 1/4 N 1/4 W Sec 33
   [ ] MD 0.5 B.M.
   [ ] Address 498 Van Buren Street
   [ ] City: Monterey
   [ ] Zip 93940
   [ ] UTMs: (Give more than one if large and/or linear resources)
   [ ] Zone 10S; 598550 mE; 405864 mN
   [ ] Other Locational Data: Northwest corner of Van Buren and Jefferson Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property located at 498 Van Buren was completed in 1908 on Lot 2 of Block 56. Presently a two-story apartment house, it was designed as a single-family residence and Colonial Revival in style with transitional elements of both Edwardian and Queen Anne styles from the late Victorian era. The property was first identified as a historic resource based on its architectural prominence by Dot Brovarney for the City of Monterey in 1997, and it was designated a landmark in 1991. The property was the subject of an intensive level survey by Edna E. Kimbro in 2001 in which a preservation plan was prepared for the Monterey Institute of International Studies. The most recent study provides a detailed review of both the social and architectural history of the building. Following is a summary of the visual character of the building:

The building: (See Continuation Form)

*P3b. Resource Attributes: (List Attributes and codes) HP02 HP03

*P4. Resources Present: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolate, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and
   Source: [ ] Historic [ ] Prehistoric
   [ ] Both
   ca1908, Sanborn Maps

*P7. Owner and Address:
The Institute of International Studies Monte
425 Van Buren St.
Monterey, CA 93940

*P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record
[ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
[ ] Artifact Record [ ] Photograph Record [ ] Other (List):  

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

is presently a two-story apartment house with a raised basement that serves as a garden apartment. The building sits prominently on the corner and is a demanding presence on the streetscape. The low pitched hipped roof building has a turret and hipped roof dormer protruding on the front façade. A finial tops the turret and a brick chimney is prominent on the south side of the property. The roof is sheathed in composition shingles. The open eaves with exposed roof rafters show a Craftsman influence. An Adamesque swag detail is located on the frieze of the turret. The building is sheathed shiplap wood siding on the raised basement, tri-beveled drop siding on the first and second story and shingles on the dormer.

The front façade of the building is dominated by a formal entrance of a large porch with columns which support a flat roof with dentils. Three columns are placed symmetrically on the corners of the porch while two columns are located at the top of the entrance via stairs. Two pilasters are located on either side of the porch. The classical columns have a stylized floral detail at the capital of the column. A turned wood balustrade encloses the porch. The wood front door has a transom stained glass window which includes the numerical address of the property. Two thin fixed leaded windows flank the door and one fixed leaded window is located to the north of the front door. A large fixed window is located to the south of the front door. A wide wood staircase with turned balusters leads to the front porch. Two urns sit at the base of the staircase. Also located on this elevation is the dormer which has a fixed multi-pane window and open eaves with exposed roof rafters.

Originally, the top of the main entry porch served as a large balcony for the second story. Two glazed doors on the second story of the front elevation provided access to the balcony. Remnants of a decorative wall or railing could be seen on the top of the first floor porch at the time of this survey.

Also located on the first floor is a second entrance to an apartment. It is a smaller version of the main entry porch with only one column on each corner and pilasters at the wall of the porch. This entrance includes a glazed front door with transom and two fixed windows surrounding the front door. Entry is via a staircase similar to the one located on the front façade. Above this entrance is a second floor entrance to an apartment. It appears from the siding and exposed roof rafters that this is an original porch, which may have served as a back porch for the second story. A large staircase with lattice work has been added for entry to this portion of the building.

The two-and-a-half story bay turret dominates the corner of the building. Five double-hung wood windows in an octagonal plan are located on the first and second floors, while the garden apartment has five smaller double hung windows in the identical plan. A two-and-a-half story angled bay is located on the south elevation. On the roof this bay is identified by a small finial. These bays contain wood double-hung windows with the exception of the garden apartment windows which are multi-pane fixed windows.

The remaining fenestration on the building is wood one-over-one double hung windows of various sizes. All windows have simple wood surrounds.

The building is surrounded by a short concrete retaining wall with simple landscaping of trees and lawn. A small parking lot is located at the rear of the property. The property is in very good condition. It is a unique resource constructed early in the twentieth century development of the Old Town Neighborhood.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #: Other Blks: Review Code
DPE #: Other Revs: Date

*Resource Name or #: (Assigned by Recorder) 504 Van Buren Street

P1. Other Identifier: None

P2. Location: ☑ Not for Publication ☑ unrestricted
   *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)
   *b. USGS 7.5' Quad Monterey Date 1997 T 15 R 1 1/4 of U.S. 1/4 of Sec 13 MD B.M.
   c. Address 504 Van Buren Street City: Monterey Zip 93940
   d. UTM: (Give more than one if large and/or linear resources) Zone 10S 598542 mE/ 4050921 mN
   e. Other Locational Data: (e.g., parcel #, directions to resources, etc. as appropriate)

Southwest corner of Van Buren and Jefferson Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property consists of a complex of buildings located on three lots, 1, 2, and 3, of the Norton's Addition to the City of Monterey in the north half of Block 117, recorded sometime prior to 1901. The primary structure located at the corner of Van Buren and Jefferson Streets was constructed sometime between 1888 and 1892, and is a large, imposing, two and one-half story Queen Anne styled Victorian house. Also located on the property are four other buildings. The one story cottage directly south of the Victorian and addressed as 506 Van Buren St. was built in 1905, and the remaining structures were constructed sometime after 1936. These consist of a one story cottage addressed as 508 Van Buren, and a two story structure designed in the Monterey Revival style located at the corner of Jefferson and Union Streets.

The Victorian is archi- (See Continuation Form--)

*P3b. Resource Attributes: (List attributes and codes) HP02 HP03

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
   ca1891, Sanborn Maps

*P7. Owner and Address:
   Eleanor Roper Tr
   2254 36th Ave.
   San Francisco, CA 94116

*P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 8/15/2005

*P10. Survey Type (Describe)
   Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
   ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record Other (List):
P3a. Description (continued):

text designed and a complex interplay of massing and surface texture. Approached via a wide set of steps from Van Buren, the offset front porch (now enclosed with multi-pane windows and double doors, has a hipped roof and central front gable surfaced with vertical slatted paneling. The two and one-half story volume to the rear of the porch has a slightly protruding first level with short rooflines, angled corners and an inter-play of single and couplet double-hung windows with single-pane sash. The larger volume expands to the southwest corner of the building with a south facing gable end, and a large wing extends out to Jefferson Street at the northwest corner of the building with is also topped by a large protruding gable end at the third story.

The roof, which has contemporary tile, is punctuated with gabled dormers, a large chimney, and at the front an octagon turret room with a steeply pitched cone at the top.

The one story ancillary buildings are simple rectangles with Craftsman detail, and the two story Monterey Revival style structure is long and narrow and contains a full-width second story porch.

The grounds of the complex are well maintained and have formal elements such as a flag pole located in the open garden between the three buildings that face Van Buren St., and two large palms that flank the entry to the Victorian structure.

The property requires more a more intensive level survey to present the associations of this property and its development history. It is a distinctive component of the Old Town Neighborhood and one of the earliest properties extant today.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Survey #  
DOE #  
Other Listings  
Review Code  
NRHP Status Code  
Trinomial

P1. Other Identifier None

*P2. Location: ☑ Not for Publication  ☑ unrestricted
   *a. County Monterey
   *b. USGS 7.5' Quad Monterey
   *c. Address 536 Van Buren Street
   *d. UTM: (Give more than one if large and/or linear resources) Zone 10S; 598518 mE; 4050844 mN
   *e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Madison Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime prior to 1926 on Lot 5 of the Norton Addition on Block 117. It is a single story building at the front with an addition two-story addition at the rear. The house is flat roofed with a front gabled wing and a small shed-roofed porch that is integrated into the tile roof section of the wing. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco.

Access to the house is via a recessed porch. The porch roof is supported by an integral stucco covered post with curved upper corners. The sash of the windows have been replaced by single-pane aluminum windows, and it appears that the frames were removed and patched as a part of the retrofit.

A short concrete wall encloses a small front yard that is landscaped. The front walkway leads to a.

--- See Continuation Form ---

*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both

cA 1926, Sanborn maps

*P7. Owner and Address:

Gaitano S. Culino
536 Van Buren St.
Monterey, CA 03040

*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments:  NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (01/04)  

281  

*Required Information
P3a. Description (continued):

set of concrete steps at an angle to the street that leads to an open porch in front of the covered entry. Vehicular access is at the rear of the building off Union St.

The property is in good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s, and has distinctive aspects to its design, although the loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible. The addition to the rear does not compromise the appearance of the original house from the street.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

Primary # HRI # Trinomial
NRHP Status Code SSB

Page 1

*Resource Name or #: (Assigned by Recorder) 556 Van Buren Street

P1. Other Identifier None

P2. Location: ☐ Not for Publication ☑ unrestricted

* a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

*b. USGS 7.5' Quad Monterey Date 1997 T 15 : R 1 : 1/4 of 1/4 of Sec MD B.M.

*c. Address 556 Van Buren Street City: Monterey

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598507 mE/ 4050829 mN

* e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Madison Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Dutch Colonial Revival residence was built on Lot 23 of Block 117. An earlier house had existed on this site in 1905, but was replaced by the current structure by 1912. The rear one-story ancillary building with access off Union Street was constructed by 1926. Most likely this residence was built as two apartments considering the two front doors on the entry porch. The house has a steeply pitched gable roof and side gabled roof with boxed eaves. The roof is covered with composition shingles with the exception of the two sides of the gambrel roof which are covered with painted metal flashing. At the gable end on the facade is a decorative truss in a horsehoe shape. The house is sheathed in various types of siding. The first story is sheathed in beveled drop siding while the gables are covered with wood shingles. Channel rusti- See Continuation Form—

*P3b. Resource Attributes (List Attributes and codes) HP03

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

*P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both

c a1908, Sanborn Maps

*P7. Owner and Address:

Vincent J. Randazzo

2 Sommerset Rise
Monterey, CA 93940

*P6. Recorded by:

L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record

Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

Artifact Record ☐ Photograph Record Other (List):
P3a. Description (continued):

c wood siding is located below the water table. A brick chimney with a decorative chimney cap is located at the ridge of the roof.

Entry to the residence is via a recessed partially enclosed front porch. A short run of stairs lead to the front porch which has two columns on either side of a larger square column. A large fixed multi-pane window partially encloses the porch. Two glazed doors provide entry to the apartments. Adjacent to the front porch is an angled bay window. This bay has a large fixed wood window surrounded by two one-over-one double hung wood windows. In the gable, below the decorative truss, are two one-over-one double hung wood windows. Another angled bay window with identical window types is located on the south elevation as well as two small fixed windows. The remaining fenestration on the house is one-over-one double-hung wood windows.

A short brick wall separates the property from the sidewalk. In the yard, landscaping consists of lawn with groundcover and shrubs. A driveway is located to the south of the house which provides access to outbuildings in the rear of the property. The property was undergoing remodeling at the time of this survey.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code Reviewer

*Resource Name or #: (Assigned by Recorder) 562 Van Buren Street

P1. Other Identifier None
P2. Location: □ Not for Publication □ unrestricted
   □ a. County Monterey and (P2c, P2a, and P2b or P2d, Attach a Location Map as Necessary)
   □ b. USGS 7.5' Quad Monterey Date 1997 T 15 R 1 1/4 of 1/4 of Sec 3 MD B.M.
   c. Address 562 Van Buren Street City: Monterey Zip 93940
   d. UTM: (Give more than one if large and/or linear resources) Zone 10S: 598518 mE 4050827 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
      West side of Van Buren St. between Jefferson and Madison Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This vernacular Spanish Colonial Revival house was built sometime prior to 1926 on Lot 22 of Block 11; it is a single story building with an addition that has been constructed at the rear. The house is flat roofed and clad in stucco. It cannot be determined if the structure is wood framed of hollow core masonry. The house has a front wing offset on the northside of the façade, and access to the house is via a small covered porch tucked in the corner of the wing and main front wall. The porch roof consists of Spanish tile covering a shed that slopes to the side, supported by a round column framed by similar styled pilasters at the walls. A stucco covered chimney is located against the south wall along the driveway.
The sash of the windows have been replaced by single-pane aluminum windows. The opening sizes have been changed and - (See Continuation Form -1)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

[*P6. Date Constructed/Age and Source: □ Historic □ Prehistoric □ Both
   CA1925, Sanborn maps]

*P7. Owner and Address:
   John Ng
   562 Van Buren St.
   Monterey, CA 93940

*P8. Recorded by:
   L. Dill, F. Maggi, J. Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
   Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record Artifact Record □ Photograph Record Other (List):

DPR 523A (01/04) *Required Information
P3a. Description (continued):
patched with stucco.
A short masonry block wall encloses a small front yard that is lightly landscaped. The driveway provides access to a garage at rear of the property constructed of and sided with wood.

The property is in fair condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s. The loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

Survey #  Other Listings
DOE #  Review Code
Primary #
Other Identifier: None

P1. Location: [] Not for Publication  [x] unrestricted
   *a. County Monterey
   *b. USGS 7.5' Quad Monterey
   *c. Address 582 Van Buren Street
   *d. UTM Zone 10S; 598518 mE/ 4050806 mN
   *e. Other Locational Data: West side of Van Buren St. between Jefferson and Madison Sts.

P2. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This Spanish Colonial Revival house was built sometime between 1926 and 1936 within on Lot 20 of Block 117; it is a single story building on a site that slopes down slightly at the front. To the rear is a two-story addition that provides additional residential space on the property. A driveway is located on the north side of the original house that provides access to the rear and to the apartment on the property to the north.

The house is flat roofed, a front gabled wing and a small open porch on the north side of the wing. The flat roof of the house is surrounded with a low parapet, and at the southeast corner of this volume is a vertical batten. Other minor parapet undulations are found along the side walls. A counterpoint to the battlement on the north corner of the flat roof lies a shed covered volume with a roof that mer- (See Continuation Form—)

P3b. Resource Attributes (List Attributes and codes) HP03 HP02

P4. Resources Present [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View date, accession #)

P6. Date Constructed/Age and Source: [x] Historic  [ ] Prehistoric
   ca 1932, Sanborn maps

P7. Owner and Address:
Ronald V. & Nicolette Coniglio
582 Van Buren St.
Monterey, CA  93940

P8. Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA  95109

P9. Date Recorded:  6/15/2005

P10. Survey Type (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments:  NONE  Location Map  Sketch Map  [x] Continuation Sheet  [ ] Building, Structure, and Object Record
   Archaeological Record  District Record  Linear Feature Record  [ ] Milling Station Record  [ ] Rock Art Record
   Artifact Record  Photograph Record  Other (List):
P3a. Description (continued):

ges with the front gabled wing. The entry is tucked in the corner of the wing and this rear wall to the porch. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco. The stucco wall extends to the property line at the south front façade over an arched opening.

The sash of the windows have been replaced by single-pane aluminum windows. Embellishments include a circular vent in the apex of the front gable, applied plaster ornaments above the front window of the wing, and short metal balcony feature below the front window that is used for potted plants.

The small front yard is lightly landscaped. The property is in fair condition. The original building is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s, although the loss of windows has reduced its integrity significantly. The addition to the rear has not altered the historic appearance of the original building from the street.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

Primary # HRI #

Trinomial

NRHP Status Code: 553

Page 1

*Resource Name or #: (Assigned by Recorder) 598 Van Buren Street

P1. Other Identifier: None

P2. Location: ☑ Not for Publication ☑ unrestricted

* a. County: Monterey

* b. USGS 7.5' Quad Monterey Date 1997

¢. Address 598 Van Buren Street

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598501 mE/ 4050769 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northwest corner of Van Buren and Madison Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This simple Colonial Revival with slight Queen Anne detailing appears on Lot 19 of Block 117 sometime between 1926 and 1936. Because the character of the structure is not associated with this time period, it is possible that it was relocated from another location and placed on this site during this period. Most likely the house was an early one-story Foursquare house that was raised and an addition story added at ground level to create the two-story structure that exists today.

The building has a low pitched hipped roof. The two story building has entrances to apartments on the front facade and the rear of the building. There are four apartments located in this building. A gabled roofed addition was made to the rear of what may have been the original building. The building has wide overhanging boxed eaves and a simple frieze below the -

(See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes) HP03

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:

(View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
cauer 1890s, speculative

*P7. Owner and Address:

CONIGLIO

514 Pine St.
Monterey, CA 93940

*P8. Recorded by:

L. Dill, F. Maggi, J. Kuzc
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 8/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record Other (List): DPR 523A (01/04)

*Required Information
P3a. Description (continued):
eaves. The building is clad in v-groove wood siding with flat board trim.

The front façade is dominated by a two-tiered projecting porch with a hipped roof and a large partially enclosed staircase which leads to the second story. This provides the entrances to the lower and upper apartments. Wood stairs with wooden turned posts railing leads to the first floor apartment entrance. The porch is defined by two symmetrically placed columns and a turned wood balustrade. The first story porch has two simple columns and a small stairway with balustrade framing the entrance. The second story porch is entered via the north side of the building and has a similar design of two columns but contains a new simple dowel like balustrade. Thin posts which support an ornamental bracket are located below the porch roof on the second story.

The north elevation contains a partially enclosed staircase which leads to a third apartment. In the rear of the building is a new wood staircase with metal balustrade which leads to the fourth apartment.

Fenestration throughout the building is original one-over-one double-hung windows on the upper floors and new sliding windows on the first floor. A new glazed front door is located on the first floor while the second story has an original glazed front door with a transom.

The property is surrounded by a white picket fence. A parking lot is located to the north of the building. An additional small cottage is located to the west of the corner building which also appears on this site by 1936.

This property, although appearing to be historic, does not adequately represent the period of construction of the house. It's assemblage however falls within the period of significance of the development of the Old Town Neighborhood, and re-use of older buildings is not that unusual in developing areas where the influx of new residents requires exploitation of existing housing stock. The original building may have some important associations which should be investigated within a more intensive level investigation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #

Other Listings
Review Code

NRHP Status Code 5S3
Primary #
HRP #
Trinomial

*Resource Name or #: (Assigned by Recorder) 668 Van Buren Street

P1. Other Identifier None

*P2. Location: □ Not for Publication □ unrestricted
   *a. County Monterey
   *b. USGS 7.5' Quad Monterey Date 1997
   c. Address 668 Van Buren Street
   d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598466 mE/4050680 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northwest corner of Van Buren St. and Van Buren Cir.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This vernacular one-story Craftsman house was built sometime after 1926 on the southern portion of Block 125 that was re-subdivided after 1926. Similar in scale and form to most of the houses within this small subdivision, it was probably built with the others as an early "for sale" of small worker cottages to address the influx of workers to Monterey's sardine industry during this period. The building has a projecting cross-gable roof that extends forward to cover the front porch. The moderately low sloped roof is covered with composition roofing. A chimney constructed of Monterey Shale rock is located on the south elevation. A shed roof addition is attached to the rear of the building.

The wide overhanging eaves have exposed roof rafters. Three projecting small outriggers are exposed on each of the gable ends. The front gable over the (See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed/Age and Source: □ Historic □ Prehistoric □ Both
   ca1927, Sanborn Maps

*P7. Owner and Address:
Mary F. Orl
668 Van Buren St.
Monterey, CA 93940

*P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record
   □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record
   □ Artifact Record □ Photograph Record Other (List):

DPR 523A (01/04) 291

*Required Information
P3a. Description (continued):

The entry porch has decorative vertical slats across the entire gable. This feature is also repeated on the other gables, but in smaller detail only at the ridge of the gable. The exterior wall cladding is beveled wood lap siding.

A wood railing and concrete steps leads to the partially enclosed front porch. The porch roof is supported by three wood posts on either side of the central entry. The exposed beams on the front gable are supported by the wood posts. The slightly asymmetrical porch has two one-over-one double hung windows surrounding the multi-pane front door. The porch is partially enclosed by a wood partition wall which has been painted to match the exterior of the building.

Fenestration throughout the building is composed of wood one-over-one double hung windows, most appearing to be original to the structure.

The property is surrounded by a white picket fence, and a garage is located at the rear of the property with access off Van Buren Ct. The garage is similar in style to the residence. The property is in excellent condition with few alternations noted. The property is consistent with the period of growth of the Old Town neighborhood during the 1920s, as it was built-out with small vernacular dwellings to service the growing population.
P1. Other Identifier: None

P2. Location: ☑ Not for Publication ☑ unrestricted
   a. County: Monterey
   b. USGS 7.5' Quad: Monterey
   c. Address: 678 Van Buren Street
   d. UTM: Zone 10S; 596462 mE/ 405066 mN

P3a. Description: This one-story with raised basement Queen Anne residence is a circa late 1880s – early 1890s building that appears to have been relocated to this parcel sometime after 1926, and possibly after 1932, but before 1936 with the Sanborn Fire Insurance Map shows the footprint of this building in its current configuration. A neighbor, informant collaborated on this potential relocation by indicating that the house was moved to this location from Fremont Street. Determining the original location of the building requires some level of speculation even with the use of Sanborn Fire Insurance Maps.

   The residence is a distinctive example of the Queen Anne style, and has a gable-on-hip roof with lower cross gables. A shed roof covers the front porch. The roof is sheathed in composition shingles and has boxed eaves. The house is clad in channel rust-

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c. ca1892. Sanborn Maps

P7. Owner and Address:
Ronald & Francesca Aliotti
678 Van Buren St.
Monterey, CA 93940

P8. Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe): Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☑ Photograph Record ☐ Other (List):
P3a. Description (continued):

ic wood siding with a stone veneer below the water table which was added after the relocation. Diamond patterned shingles sheath the front gable end. A projecting cutaway bay window is located on the front elevation and another is located on the side elevation facing Van Buren Ct.

Entry to the residence is via the front porch which exhibits characteristic Queen Anne detailing. This includes a beaded spindles frieze suspended from the porch ceiling and delicate turned porch supports. A wood staircase with a square post balustrade provides access to the porch. An ornate wood paneled door with glazing and a two one-over-one wood double hung windows are located on the front porch. Adjacent to the front porch is an offset angled bay window extending from the front wing. The bay window has corner brackets with beaded spindles.

Two one-over-one double hung windows flank a fixed large multi-pane window. This window has a mullion which separates the glazing into two horizontal panes of glass and smaller panes are located above these horizontal panes. The windows have simple wood surrounds. The side bay is identical to the front bay in windows and detailing. The remaining fenestration is similar one-over-one double-hung wood windows.

The property is surrounded by a white picket fence. The large front yard has simple landscaping of lawn and a few fruit trees. The house is located on the corner of the street and adjacent to the cul-de-sac which provides for access to a small garage. The house is in excellent condition and does not appear to have been compromised from its original Victorian era design even though relocated.

Although the building has been relocated to this site and the original location remains unknown, it is representative of early development in Monterey and not unlike similar buildings constructed in the Old Town neighborhood during this early period. This particular example is a distinct example, and likely had a prominent location in Old Town Monterey prior to its relocation. Relocation of buildings in California was a common occurrence beginning in the late nineteenth century and remains in use today. Many buildings were relocated in the region during the growth period of the early twentieth century, often by immigrants who were able to salvage older buildings from inner cities where commercial development was occurring and thereby obtain housing at a cost savings from that of new construction. It is not known how many houses within the Old Town neighborhood have been relocated to their sites, and would require an intensive review of maps and aerials to compare early development patterns to what presently is extant.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 201 Watson Street

Page 1

P1. Other Identifier None

P2. Location: [ ] Not for Publication [ ] unrestricted
   [ ] Monterey [ ] T 15; R 1 S; 1/4 of 1/4 of Sec ; MD B.M.
   [ ] UTM (Give more than one fringe and/or linear resources) Zone 10S; 598500 mE/ 4051499 mN
   [ ] Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story single-family residence, located on Lot 2 of the 1905 Metz Subdivision of Block 58, is a vernacular dwelling that appears to have been built sometime after 1950. However, the footprint of this house appears on the 1926 Sanborn Fire Insurance Map. It has a low-sloped built-up roof that is primarily hipped with a small offset front gable end that covers a recessed porch at the front left corner of the building facing Watson Street. The building has minimal articulation – modern in character – with walls covered with stucco and simple wood double-hung and fixed windows. The angles of the lower eaves are perpendicular to the roof plane, and detail typical of modern-style buildings of the late 1940s.

The porch columns of covered in stucco and have thin bands that wrap the top of the column where very flattened arches frame--

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolate, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed/Age and Source: [ ] Historic [ ] Prehistoric
   [ ] Both
   ca1926, Sanborn Maps

*P7. Owner and Address:
   Maria & Antonette Glynn Davi
   930 Doud St.
   Monterey, CA 93940

*P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe) Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record
   [ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
   [ ] Artifact Record [ ] Photograph Record [ ] Other (List):
P3a. Description (continued):

the openings. Both the chimney and porch balustrade are in matching stucco cladding.

A garage is accessed off Cooper St. and appears original to the property.

As a vernacular circa 1950 house it lacks distinction, but as a circa 1925 house it would be somewhat rare as an early modernist structure.

Other similar stucco houses can be found in the area with similar detailing but with more Prairie style character. This property warrants further investigation.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 202 Watson Street

P1. Other Identifier: None

P2. Location: ☑ Not for Publication ☑ unrestricted
   *a. County: Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary
   *b. USGS 7.5' Quad: Monterey Date 1997 T 15R; R 1S; 1/4 of Sec 36 MD B.M.
   c. Address: 202 Watson Street City: Monterey Zip 93940
   d. UTM: (Give more than one large and/or linear resources) Zone 10S; 598473 mE/ 4051509 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

   West side of Watson St. south of Scott St.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

   This two-story Colonial Revival residence was constructed prior to 1912 on the 1903 Bagby Subdivision of Block 67. It is a simple rectangle with both an upstairs and downstairs entry, and may have been built originally as a two-unit building. The roof is front and rear gabled, and the front gable has a unique pattern overlay that might not be original to the building. The cladding is tri-beveled drop siding, and lacks specific articulation other than the use of a water table at the lower floor level.

   The main downstairs entry is flush with the façade and sits under a small hipped porch with two outside corner square columns. The balustrade and sides of the steps match the beveled siding of the house. A long wooden stairway leads to the upstairs door. Early Sanborn Fire Insurance Maps show this inset in the building, implying that the - (See Continuation Form--)

P3b. Resource Attributes: (List Attributes and codes) HP03

P4. Resources Present: ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Source: ☑ Historic ☑ Prehistoric ☑ Both
c.a. 1907, Sanborn Maps

P7. Owner and Address:
   Mary A. Smith
   202 Watson St.
   Monterey, CA 93940

P8. Recorded by:
   L. Dill, F. Maggi, J. Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type: (Describe)
   Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments:  NONE ☑ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
   ☑ Archaeological Record ☑ District Record ☑ Linear Feature Record ☑ Milling Station Record ☑ Rock Art Record
   ☑ Artifact Record ☑ Photograph Record ☑ Other (List):

DPR 523A (01/04)

*Required Information

257
P3a. Description (continued):

Stair configuration may be original. Because of renovations to the building however, it cannot be determined what components have been replaced or reworked. Many of the windows have been replaced with aluminum sliders, although the windows at the first level have many original double-hung sash and a tri-partite bay window is located on the right side of the entry; the door also appears to be original.

The building is stepped up from the street behind a concrete wall and well landscaped. The property is in excellent condition, although the level of integrity to its original design and materials cannot be determined. It remains one of the earliest buildings of this subdivision at the outer edge of the Old Town Neighborhood.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 211 Watson Street

P1. Other Identifier None

P2. Location: □ Not for Publication ✔ unrestricted
   a. County Monterey
   b. USGS 7.5' Quad Monterey Date 1997
   c. Address 211 Watson Street
   d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598500 mE/ 4051476 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

   East side of Watson St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story L-shaped Spanish Colonial Revival residence was built sometime between 1926 and 1936 on Lot 4 of the 1905 Meitz Subdivision of Block 58. The house appears to be of masonry construction. The front gabled section of the house is covered with Spanish tiles. The remaining portion of the roof is flat with a parapeted wall above that is devoid of coping. At the corner of the L is a hipped roof that covers an octagonal porch. This arched porch is also covered with Spanish tiles. The house is sheathed in heavily troweled stucco. A recent addition to the rear of the property appears to be readied for a continuation of the stucco at the time of this survey. An exterior chimney is located on the front elevation that is covered with Monterey Shale stone at the base and heavily troweled stucco at the top. Roof tiles have been placed at- See Continuation Form—

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present ✔ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: ✔ Historic □ Prehistoric □ Both
   ca1930, Sanborn Maps

*P7. Owner and Address:
   Maria B. Dilmaggio Tr.
   236 Clay St.
   Monterey, CA 93940

*P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
   Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE □ Location Map □ Sketch Map ✔ Continuation Sheet □ Building, Structure, and Object Record
   □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record
   □ Artifact Record □ Photograph Record Other (List):

DPR 523A (01/04) 230

*Required Information
P3a. Description (continued):

the shoulder of the chimney and there is a clay tile chimney top that protrudes above the stucco.

Entry to the residence is via the hipped roof arcaded porch. A concrete path leading to stairs covered with tile provide access to the porch. The front door is wood panelled with large strap hinges. Two six-over-one double hung wood windows are located on the front façade. Two square roof drains are located above this window. Two thin fixed multi-pane windows flank the chimney on the front elevation. Each window has a floral bas-relief medallion over the opening. These do not appear original to the house but their originally could not be determined for certain. The remaining windows in the residence are of a similar double-hung type or aluminum sliding retrofit windows. A set of French doors are located on the south elevation which opens onto a small patio.

The property is surrounded by a low brick wall with brick pillars at various intervals which are separated by a metal balustrade. Subdued landscaping consists of bushes and flowering plants surrounded by bark. A driveway is located on the south side of the house. The house is in good condition and has distinctive detailing. It is consistent with development in the Old Town Neighborhood during the late 1920s and early 1930s.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #: Other Listings:
DOE #: Review Code:

*Resource Name or #: (Assigned by Recorder) 212 Watson Street

P1. Other Identifier: None

P2. Location: ☐ Not for Publication ☑ unrestricted
   a. County: Monterey
   b. USGS 7.5' Quad: Monterey
   c. Address: 212 Watson Street
   d. UTM: Zone 10S; 598482 mE/ 4051496 mN
   e. Other Locational Data: West side of Watson St. between Scott and Franklin Sts.

   *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
   This one-story with raised basement Colonial Revival cottage was built prior to 1912 within the 1903 Bagby Subdivision of Block 67. It has a low pitched hipped roof with a small front gable on an offset wing. The eaves are boxed, and the roof is covered with composition shingles. Cladding is tri-beveled drop siding. The residence has a raised basement which is covered with wood v-groove siding. Wood shingles sheath the front gable.

   Four short pillars mark the corners and main entry to the residence. The front façade includes a glass enclosed porch and an angled bay window. The entry door is a four-pane door surrounded by four-paneled sidelights. The fixed window on the porch is a large pane window surrounded by smaller panes. The angled bay window has a fixed window with a transom flanked by two wood double-hung windows. The transom window/arch continues above the central transom window.

   *P3b. Resource Attributes (List attributes and codes) HP02

   *P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Other (isolate, etc.)

   P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

   *P5b. Description of Photo: (View, date, accession #)

   *P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
   ca1907, Sanborn Maps

   *P7. Owner and Address:
   Michael P. & Paula Scantoon Trs
   212 Watson St.
   Monterey, CA 93940

   *P8. Recorded by:
   L. Dill, F. Maggi, J. Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

   *P9. Date Recorded: 6/15/2005

   *P10. Survey Type: (Describe)
   Survey - Reconnaissance

   *P11. Report Citation: (Cite survey report and other sources, or enter "none.")
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

   *Required Information

   *Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
   ☑ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record ☐ Other (List):
P3a. Description (continued):

The window has a diamond pane pattern. This pane pattern is repeated in a small window in the front gable. The remaining fenestration on the house is one-over-one double hung wood windows and fixed windows. Wood steps and metal handrail lead to the front door. The property sits up above sidewalk level with a concrete retaining wall and concrete steps leading to the residence.

A garage is located at the rear of the residence. The gabled garage is constructed in a similar style to the residence with diamond pattern shingles in the gable and matching sheathing as the house, however this garage does not appear on the 1962 Sanborn Fire Insurance Map. The property has a large driveway to the south of the residence, and is shared with two additional small houses to the south and a large apartment building to the rear. The rear building is adjacent Eddie Burns Lane. The two small buildings and rear apartments were all constructed prior to 1962 but are contemporary in design. It appears that they were recently split off from the parcel with the historic house and are now addressed primarily as 224 Watson St.

The historic building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was does not detract from the integrity of the older building.
**Resource Name or #:** (Assigned by Recorder) 283 Watson Street

**P1. Other Identifier** None

**P2. Location:**
- Not for Publication
- unrestricted
  - a. County Monterey
  - b. USGS 7.5' Quad Monterey Date 1997
  - c. Address 283 Watson Street
  - d. UTM: Zone 10S; 598471 mE/ 4051378 mN
  - e. Other Locational Data: East side of Watson St. between Scott and Franklin Sts.

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two-story T-shaped residence located at 283 Watson Street was originally built in the Spanish Colonial Revival style sometime between 1926 and 1936 on Lot 18 and a portion of Lot 20 of the 1905 Metz Subdivision of Block 58. The residence has a side gabled roof with a flat roof at the front that is covered with Spanish tiles. The rear of the original building has a flat roof with tile coping. The facade has a projecting front gabled porch and a decorative gabled tiled roof over the focal window. The building is sheathed in stucco, and an integral stucco chimney is located on the north elevation.

Entry to the house is via a protruding arched entryway with large square piers at the base. A turned wood balustrade is located between the piers. A small set of stairs leads to the porch which has a multi-pane front door. The focal-

(See Continuation Form)

**P3b. Resource Attributes** (List Attributes and codes) HP02 HP03

<table>
<thead>
<tr>
<th>P4. Resources Present</th>
<th>Building</th>
<th>Structure</th>
<th>Object</th>
<th>Site</th>
<th>District</th>
<th>Element of District</th>
<th>Other (isolates, etc.)</th>
</tr>
</thead>
</table>

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)

**P5b. Description of Photo**:
(See Continuation Form)

**P6. Date Constructed/Age and Source:**
- Historic
- Prehistoric
- Both

ca1930, Sanborn Maps

**P7. Owner and Address:**
- Girolamo & Francine Flores Trs
- 9 Chatswood Pl
- Monterey, CA 93940

**P8. Recorded by:**
- L. Dill, F. Maggi, J. Kusz
- Architectural Historians
- Archives & Architecture
- PO Box 1332
- San Jose, CA 95109

**P9. Date Recorded:** 6/15/2005

**P10. Survey Type** (Describe)
Survey - Reconnaissance

**P11. Report Citation:** (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

**Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):
P3a. Description (continued):

window consists of a fixed pane with transom above, flanked by two aluminum double hung windows. Located below the decorative gable is a bas-relief medallion. The remaining windows on the residence are similar to the focal window or small multi-pane wood windows.

The property is surrounded by a new stucco retaining wall. Simple landscaping consists of small trees and lawn. The rear of the site contains an addition structure built after 1962 that was done in a way that is compatible with the style of the original structure. This residence is adjacent Cooper St.

The property is in very good condition and consistent with development in the Old Town Neighborhood during the late 1920s and early 1930s. It is a good example of the densification that occurred during the last half of the twentieth century in the neighborhood that was done in a sensitive way that maintains the historic character of the original building.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 300 Watson Street

P1. Other Identifier None

*P2. Location: ☑ Not for Publication ☑ unrestricted
   a. County Monterey
   b. USGS 7.5' Quad Monterey
   c. Address 300 Watson Street
   d. UTM: Zone 10S; 598531 mE/4051353 mN
   e. Other Locational Data: West side of Watson St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property located at 300 302 Watson was originally developed between 1926 and 1939 as a duplex on Lot 43 of what was probably the 1908 Martin Subdivision of Block 67. It was built in the Spanish Colonial Revival style. A large modern L-shaped second story has been attached to the rear of the original building in recent times. The original section of the duplex is sheathed in stucco and has a flat roof with Spanish tile coping on the parapet. The rear second story has a cross gabled hipped roof with two chimneys. The modern addition has unenclosed eaves with decorative rafter tails. A stucco chimney is located at the center of the first story roof.

Entry to the duplex is via two symmetrical protruding arched entryways. The shed roofed porches are covered with tile. Concrete staircases lead to entries which have multi-pane front doors. (See Continuation Form)

*P3b. Resource Attributes (List Attributes and codes) HP03

*P4. Resources Present ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
   ca1930, Sanborn Maps

*P7. Owner and Address:
   Providence & Vito Spadafo
   300 Watson St.
   Monterey, CA 93940

*P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
   Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none."

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
   ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record Other (List):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

ors which appear to be original to the building. A small tiled overhang covers the two symmetrical windows on the front elevation. These windows, along with others in the building, are sliding aluminum windows. The modern second story addition also has sliding aluminum windows.

Simple landscaping of small trees and shrubs is located at the entry to the duplex. A driveway is located to the south of the duplex which provides access to the second story addition. The property also has access off Eddie Burns Lane at the rear.

While this circa 1930 building has been compromised substantially, it is a unique design for a multi-family unit and even with the large addition to the rear maintains its character from the street. The loss of windows has damaged its integrity but the replacements were installed within the original frames. The building is representative of an important pattern of development late in the period of significance of the Old Town Neighborhood.
*Resource Name or #: (Assigned by Recorder) 308 Watson Street

P1. Other Identifier: None

*P2. Location: □ Not for Publication  □ unrestricted
   *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary
   *b. USGS 7.5' Quad Monterey Date 1997 T15 N; R1 E 1/4 of 1/4 of Sec 9; MD B.M.
   c. Address 308 Watson Street City Monterey Zip 93940
   d. UTM: (Give more than one if large and/or linear resources Zone 10S; 598529 mE/ 4051321 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property located at 306-308 Watson was originally developed between 1926 and 1936 as a duplex on Lot 41 of what was probably the 1908 Martin Subdivision of Block 67. It was built in the Spanish Colonial Revival style. The building appears to have been constructed in conjunction with the property to the north; however, aspects of the front yard tie it to the property to the south. It is a distinctive implementation of the Spanish Colonial style and unique in the Old Town Neighborhood.

The building is sheathed in rough troweled stucco and has a flat roof. The parapet is capped with edging covered with stucco, rather than the more typical tile coping found on buildings of this period. This edging detail is carried throughout the building and is found on the balustrades, stairway walls, chimney tops, and as an upper frame for the por-

--See Continuation Form--

*P3b. Resource Attributes: (List Attributes and codes) HP03

*P4. Resources Present □ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:

(View, date, accession #)

*P6. Date Constructed/Age and Source: □ Historic □ Prehistoric □ Both

ca 1930, Sanborn Maps

*P7. Owner and Address:

Ute M. Isbill Tr
308 Watson St.
Monterey, CA 93940

*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE □ Location Map □ Sketch Map □ Continuation Sheet □ Building, Structure, and Object Record
□ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record
□ Artifact Record □ Photograph Record □ Other (List):

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*Required Information
P3a. Description (continued):

The roof openings, integral stucco chimneys are located on both sides of the building.

Entry to the duplex is via two symmetrical protruding entryways. The flat roofed porches are stepped down from the higher roof above, and the parapets have corner battlements similar to the roof corners above. Concrete staircases lead to the entries which have multi-pane front doors which appear to be original to the building. A small tiled overhang covers the two symmetrically placed tri-partite windows on the front elevation. These windows, along with many others in the building, are original one-over-one double-hung wood.

Subdued landscaping graces the front setback, which is raised above a Monterey Shale wall that continues to the property to the south. The property has access off Eddie Burns Lane at the rear where vehicular access is located.

While this circa 1930 building has some minor compromises in integrity, it is a unique design for a multi-family unit and a distinctive design. The building is representative of an important pattern of development late in the period of significance of the Old Town Neighborhood.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #: Other Listings
DOE #: Review Code
Reviewer: Date

Page 1

*Resource Name or #: (Assigned by Recorder) 314 Watson Street

P1. Other Identifier  Frisbee/DeVoe House

P2. Location: ☑ Not for Publication ☑ unrestricted

• a. County Monterey
• b. USGS 7.5' Quad Monterey Date 1997
• c. Address 314 Watson Street
• d. UTM: Zone 10S; 598527 mE/4051294 mN

West side of Watson St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Monterey Revival style residence with a sunken garage was built in 1927 on Lot 39 of what appears to be the 1908 Martin Subdivision of Block 67. It was recorded and evaluated through a Section 106 review under the National Historic Preservation Act in 2001, and was found eligible for the National Register through a consensus ruling.

This side gabled house has wide overhanging eaves with exposed rafter ends. The roof is covered in composition roofing. A stucco chimney with diamond pattern design is located at the ridge of the roof. The residence is sheathed in stucco with the exception of the garage, which is covered with Monterey Shale stone veneer. A curving Monterey Shale rock wall defines the entrance to the house and to the garage.

Entrance to the house is via a stone staircase. The front porch consists of slend-

*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing  (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:

(View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
cal1927, Sanborn Maps

*P7. Owner and Address:
Marcia F. DeVoe
24497 San Mateo Ave.
Carmel, CA 93923

*P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☑ Photograph Record ☐ Other (List):

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*Required Information
P3a. Description (continued):

or wood posts which support a heavy beam which supports the shed roof. A balustrade consisting of thin wood boards encloses the porch. Entry to the house is via a wood door that has a six-pane window. A large fixed multi-pane focal window is located south of the porch. Three-pane casement windows are located to the north of the porch. This portion of the residence, above the garage, is cantilevered out and two large brackets appear to support the overhanging window. Other windows on the house are of similar type but with various window surrounds. One window is set in a bay, one with shutters, and one window has a prominent window lintel as a decorative feature. A second entrance is located on the north side of the residence.

The property sits up above sidewalk level with the Monterey Shale retaining wall and concrete steps leading to the residence. Landscaping consists of small shrubs and lawn. The house, although subtle in design and small in scale, is craftsman built with strong historical associations with the architecture of Monterey's past. It is a unique design that is not found elsewhere in the vicinity and has a high level of integrity to its original design. The property has been previously recognized as a historic resource as noted above, and remains an important local resource in the context of the Old Town Neighborhood.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #: Other Listings:  
DOE #: Review Code:  

*Resource Name or #: (Assigned by Recorder) 330 Watson Street

P1. Other Identifier: None

P2. Location: □ Not for Publication  ✔ unrestricted

* a. County Monterey and  
* b. USGS 7.5' Quad Monterey Date 1997 T 15; R 1; 1/4 of 1/4 of Sec MD B.M.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 330 Watson Street was constructed on Lot 35 of what appears to be the 1908 Martin Subdivision of Block 57. It was built in a simplified Mission Revival style sometime prior to 1926. The building has a flat roof and a stepped parapet wall that dominates the front façade with two symmetrically placed battlements at the corners of the walls. The exterior of the residence is covered with rough stucco. A stucco chimney is located on the roof in the center of the building. Three ceramic tiles that are located underneath the center parapet wall have been covered with paint.

The flat façade of the building is punctuated at the front door which is flush with the wall and flanked by two tall vertical fixed windows. A small projecting shed roof detail is covered with tile and marks the entry to the residence. T-  

--See Continuation Form--

P3b. Resource Attributes (List Attributes and codes) HP02 HP03

P4. Resources Present  ✔ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (isolate, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Source:  ✔ Historic □ Prehistoric □ Both ca1925, Sanborn Maps

P7. Owner and Address:
Gaspare F. Alotti Tr
757 Lyndon St.
Monterey, CA 93940

P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe) Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE □ Location Map □ Sketch Map  ✔ Continuation Sheet □ Building, Structure, and Object Record □ Archaeological Record □ District Record □ Linear Feature Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record Other (List):  

DPR 523A (01/04)  

*Required Information
wo sconces flank the entryway. The symmetrically placed windows consist of a fixed window surrounded by two double-hung wood windows. The double hung windows have a single pane in the lower sash and two panes in the upper sash. On the north elevation a side entrance with a tiled shed roof provides a second entrance. The remaining fenestration on the residence is composed of similar double-hung wood windows. A concrete retaining wall creates a patio on the front elevation. Concrete steps leads to the patio and front door. The property sits up above sidewalk level with a concrete retaining wall with brick coping.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way. The apartment complex to the rear is accessed from Eddie Burns Lane.
*P2. Location:  □ Not for Publication  □ unrestricted
   *a. County  Monterey
   *b. USGS 7.5' Quad Monterey  Date 1997
   c. Address  343 Watson Street
   d. UTM: (Give more than one if large and/or linear resources) Zone 10S; 598549 mE/4051252 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story cottage was built prior to 1912 on the north half of Lot 35 of what appears to the 1905 Metz Subdivision of Block 6. Having some Queen Anne stylistic elements, the building is more characteristic of the transitional Neoclassical Revival style of the early twentieth century. The building has a hipped roof with a centered projecting gable over what was once the porch. The residence has boxed eaves with a flat board frieze below. The roof is covered with composition shingles and the building clad in beveled drop siding with v-groove siding below the water table. The projecting gable has fish scale pattern shingles within the apex and a short rooflet below.

A glass enclosed centered porch is the most prominent feature of the façade, although not original to the building. A small wood staircase with wood railing leads to it.

(See Continuation Form)

*P3b. Resource Attributes: (List Attributes and codes) HP02

*P4. Resources Present  ☑ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District  □ Other  (isolates, etc.)

*P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed/Age and Source:
☑ Historic  □ Prehistoric  □ Both
ca1908, Sanborn Maps

*P7. Owner and Address:
William & Margaret Wenzel Jr.
343 Watson St.
Monterey, CA 93940

*P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE  □ Location Map  □ Sketch Map  ☑ Continuation Sheet  □ Building, Structure, and Object Record
□ Archaeological Record  □ District Record  □ Linear Feature Record  □ Milling Station Record  □ Rock Art Record
□ Artifact Record  □ Photograph Record  Other (List):
P3a. Description (continued):

wo French doors which provide entry to the house. The glass enclosed porch consists of a large fixed multi-pane window, some of which are leaded glass with a diamond detail. The gable contains a rectangular fixed window. Two wood one-over-one double hung windows provide symmetry by flanking the centered gabled porch. The remaining fenestration on the house is one-over-one double hung wood windows.

Concrete steps lead to the front porch. The property is surrounded by a white concrete retaining wall. Landscaping consists of small shrubs and ground cover. Vehicular access is via the rear at Cooper St.

The property is in very good condition, and even though the front porch has been modified, it retains its historic character and is representative of the early development of the Old Town Neighborhood.
*Resource Name or #: (Assigned by Recorder) 346 Watson Street

**P1. Other Identifier**: None

**P2. Location**: [ ] Not for Publication [ ] unrestricted

- a. County: Monterey
- b. USGS 7.5' Quad Monterey Date 1997
- c. Address: 346 Watson Street
- d. UTM: Zone 10S; 598400 mE/4051280 mN
- e. Other Locational Data: West side of Watson St. between Scott and Franklin Sts.

**P3a. Description**: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This residence is a small vernacular Prairie style house constructed between 1926 and 1936 on Lot 31 of the 1908 Martin Subdivision. It is a one-story in height and sits high above the street as with other houses in this subdivision along this block. The hipped roof is covered with composition shingles, and the wide overhanging eaves are boxed underneath. These wide boxed eaves lend a Prairie style quality to the residence and are its primary character defining feature. A stucco covered chimney is located on the north elevation.

Entry to the residence is by an arched porch that protrudes out from the building rectangle. The porch is accessed via the side from stairs with a solid balustrade. The porch defines the otherwise flat undecorated facade. A wood door provides entry to the residence. The windows on the facade are placed on either (--See Continuation Form--)...

**P3b. Resource Attributes**: (List Attributes and codes) HP02 HP03

**P4. Resources Present**: [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolates, etc.)

**P5a. Photograph or Drawing**: (Photograph required for buildings, structures, and objects.)

**P6. Date Constructed/Age and Source**: [ ] Historic [ ] Prehistoric [ ] Both

c.1928, Sanborn Maps

**P7. Owner and Address**:
Katherine A. Owens Trust
16 Rainbow Dr. #H
Malakoff, TX 75148

**P8. Recorded by**:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

**P9. Date Recorded**: 6/15/2005

**P10. Survey Type**: (Describe)
Survey - Reconnaissance

**P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

**Attachments**: NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record
[ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
[ ] Artifact Record [ ] Photograph Record [ ] Other (List):

DPR 523A (01/04) *Required Information
side of the entry staircase, and although similar in size, the windows are of different types. On the south side of the entry is a three part two-over-one double hung window flanking a fixed window with a multi-pane transom. On the north side are two three-over-one double hung wood windows.

The property sits up above sidewalk level with a concrete retaining wall and concrete steps leading to the residence. The concrete wall is painted and has brick coping. Landscaping consists of low bushes which cover the entire front yard.

The rear of the lot is accessed by Eddie Burns Lane, and an addition has been constructed at the rear of the house that provides additional residential rental space. The expansion is not visible from Watson Street, and the character of the original house has been retained even though site coverage has doubled. The property is consistent with the development patterns of the Old Town neighborhood, the house constructed during the growth period most likely in the late 1920s, and then converted to multi-family use in contemporary times. It is in very good condition and retains integrity to its original design from the street.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

Resource Name or #: (Assigned by Recorder) 351 Watson Street

P1. Other Identifier None

P2. Location: Not for Publication unrestricted
   a. County Monterey and P2c, P2d, and P2b. Attach a Location Map as Necessary
   b. USGS 7.5' Quad Monterey Date 1997 T 15 S; R 1 W; 1/4 of 1/4 of Sec 10; MD B.M.
   c. Address 351 Watson Street City: Monterey Zip 93940
   d. UTM: (Give more than one if ample and/or linear resources) Zone 10S: 578452 mE/ 4051287 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
      East side of Watson St. between Scott and Franklin Sts.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story cottage was built prior to 1912 on the south half of Lot 35 of what appears to be the 1905 Metz Subdivision of Block 58. A transitional Neoclassical Revival styled residence with subtle Prairie style elements; the building has a prominent hipped roof with a centered hipped dormer with windows. The roof is covered with composition shingles and the broad eaves have open rafter tails. The building clad in beveled drop siding that is terminated at the water table with V-groove siding below.

A horizontal eave wraps the building and shields a rectangular house volume with an offset from porch and angled bay. The porch area extends out to the front of the house and has an L-shape leading to a front entry that is perpendicular to the street. The porch is approached with a set of wood steps framed with stepped sidewalks. At the l-

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and
Source: Historic Prehistoric

P7. Owner and Address:
Santo William Trantino
121 Soledad Dr.
Monterey, CA 93940

P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
P.O. Box 1332
San Jose, CA 95109


P10. Survey Type (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Required Information

DPR 523A (01/04)
P3a. Description (continued):

op of the stairs are flanking slender wood columns top and bottom flanges.

Fenestration is segregated into distinct windows and frames; the frames original flatboard trim and the windows appearing to be all retrofits, done to match the double-hung originals. The offset porch area has a diamond shaped window to the rear which provides a distinctive character to the front façade.

The property is in good condition and surrounded by a concrete retaining wall at the front that is penetrated by a concrete set of steps leading to the front yard. Landscaping consists of small shrubs. Vehicular access is via the rear at Cooper St.

Even with window changes, the house retains its pre-1912 character, and is representative of the early development of the Old Town Neighborhood.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

Survey #:  
DOE #:  
Other Listings:  
Review Code:  
Reviewer:  
Date:  

*Resource Name or #:  
(Assigned by Recorder) 354 Watson Street  

P1. Other Identifier  
None  

P2. Location:  
☐ Not for Publication  
☑ unrestricted  

*a. County Monterey  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  

*b. USGS 7.5' Quad Monterey Date 1937 T 15; R 1; 1/4 of 1/4 of Sec 1, MD B.M.  
c. Address 354 Watson Street  
City: Monterey  
Zip 93940  
d. UTM: (Give more than one if range and/or linear resources) Zone 10S; 596404 mE/ 405284 mN  
e. Other Locational Data:  
(e.g., parcel #, directions to resource, etc. as appropriate) West side of Watson St. between Scott and Franklin Sts.  

P3a. Description:  
(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This one-story Spanish Colonial Revival residence was built sometime after 1930 on Lot 29 of the 1906 Martín Subdivision of Lot 87. The H-shaped house has a front gable covered wing on the right side, and a hipped roof over a bay window on the left side of the front façade. The roof is covered with Spanish roof tiles and the eaves have short exposed rafter tails under metal gutters. The house is sheathed in stucco, with an exterior stucco chimney located on the north (interior) elevation.  
The front façade of the house has a mix of windows shapes and types. These include a large parabolic focal window, a three-part window, and a large three-part bay window. All fixed windows have horizontal minuts which creates an elongated and horizontal emphasis to the entire residence. The remaining windows on the residence are of a similar ty-  

(Please continue on the following lines)  

P3b. Resource Attributes  
(List Attributes and codes) HP02 HP03  

P4. Resources Present  
☑ Building  
☐ Structure  
☐ Object  
☐ Site  
☐ District  
☐ Element of District  
☐ Other [isolates, etc.]  

P5a. Photograph or Drawing  
(Photograph required for buildings, structures, and objects.)  

P5b. Description of Photo:  
(View, date, accession #)  

P6. Date Constructed/Age and Source:  
☑ Historic  
☐ Prehistoric  
☐ Both  
ca 1937, Sanborn Maps  

P7. Owner and Address:  
Michael A. Bruno Trust  
1373 Jacks Rd.  
Monterey, CA 93940  

P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109  

P9. Date Recorded:  6/15/2005  

P10. Survey Type (Describe)  
Survey - Reconnaissance  

P11. Report Citation:  
(Cite survey report and other sources, or enter "none.")  
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.  

*Required Information
P3a. Description (continued):

pe. Located over the parabolic window are three round roof vents. Entry to the residence is by a small walled patio with a wood gate which leads to the front door. A concrete staircase leads to the entry where the multi-pane front doors sets perpendicular to the street.

The property sits high up above the sidewalk level which is separated from the property by a concrete retaining wall. The concrete wall is covered in stucco to match the exterior of the house. Landscaping consists of large bushes and a few trees. The property has access from the rear at Eddie Burns Lane, and the residential use of the property has been expanded at the rear with the addition of residential rental space. The house is in very good condition and retains a high level of integrity to its late 1930s construction, even though expanded at the rear. Although built late in the development of the Martin Subdivision, it is consistent in style with other residences built along Watson Street in the vicinity. The Spanish Colonial Revival style was popular in the Old Town neighborhood during the 1930s as the area was built out. The expansion of the residence to the rear is consistent with the development patterns in the neighborhood during the last half a century as the area increased in density.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #: ____________  DOE #: ____________  Review #: ____________  Date: ____________

Resource Name or #: (Assigned by Recorder) 359 Watson Street

P1. Other Identifier: None

P2. Location: ☑ Not for Publication  ☑ unrestricted

a. County: Monterey  b. USGS 7.5' Quad: Monterey  Date: 1997  MD B.M.

c. Address: 359 Watson Street  City: Monterey  Zip: 93940
d. UTM: Zone 10S; 598443 mE/4051245 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, sizes, setting, and boundaries)

This one-story Craftsman house was built prior to 1912 on what appears to be a lot of the 1906 Alexander Subdivision of a portion of Block 58. A vernacular design with a front gable that dominates the façade, the building is rectangular in shape with a small porch tucked into the building envelope. The roof is covered with composition shingles and the broad eaves have open rafter tails. The rake fascia at the front is a wide board large braces that extend beyond the plane of the roof edge. The building clad in stucco, with porch, column, and chimney elements all merged into the building shape.

The porch area contains a solid wood entry door with a three-part molded trim, and a set of tri-partite windows which appear to be single-hung and topped by multi-panes Craftsman windows. A matching set of windows is located on the left side of - (See Continuation Form--)

P3b. Resource Attributes: (List Attributes and codes) HP02

P4. Resources Present: ☑ Building  ☐ Structure  ☐ Object  ☐ Site  ☐ District  ☐ Element of District  ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Source: ☑ Historic  ☐ Prehistoric  ☐ Both
c1910, Sanborn Maps

P7. Owner and Address:
JaroslavR. Helder
359 Watson St.
Monterey, CA 93940

P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

P9. Date Recorded: 8/15/2005

P10. Survey Type (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE ☑ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record Other (List):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

the façade. An additional multi-pane window set is located high and to the left of the front door that continues the theme throughout the front of the building. The porch is approached with a wide set of steps framed with stucco sidewalls.

The property is in good condition and surrounded by a concrete retaining wall at the front that is penetrated by a short concrete step leading to the front yard. Landscaping consists of small shrubs. Vehicular access is via a driveway at the south side of the property.

The house retains its pre-1912 character, and is representative of the early development of the Old Town Neighborhood.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # DOE # Other Listings
Review Code Reviewer Date

Page 1

*Resource Name or #: (Assigned by Recorder) 367 Watson Street

P1. Other Identifier None

P2. Location:☐ Not for Publication ☑ unrestricted

*a. County Monterey

*b. USGS 7.5° Quad Monterey

c. Address 367 Watson Street

d. UTM: (Give more than one if large and/or linear resources) Zone 10S; 598422 mE/ 4051219 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Mission Revival residence was constructed on Lot 43 of Block 58 of what appears to be the Alexander Subdivision of 1906. It was built prior to 1926, and is an early example of the Mission Revival style in the neighborhood.

It is one-story in height and generally rectangular in shape. The building having an offset front wing on the northwest corner. The roof is flat and surrounded by an uncovered parapet with battlements at the corners. The cladding is stucco, and a tall chimney protrudes from the south elevation. This elevation has a porte-cochere of stucco and is topped by Spanish tile edging. The only other evidence of use of tile is a shed roofed open porch that is set to the right of the front wing. The porch is framed with three arched openings, one at the front and a double set on the right. An eight-panel wood door is set - (See Continuation Form-)

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c a1925, Sanborn Maps

P7. Owner and Address:
Salvatore & Betty Lou Russo

367 Watson St.
Monterey, CA 93940

P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Reature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record Other (List): DPR 523A (01/04)
P3a. Description (continued):

within the porch area, and the porch floor is concrete which is accessed from the front with three concrete steps. The porch leads to a small patio surrounded by a solid wall, and the yard at the front is edged with a low concrete wall. The yard contains a number of shrubs.

Fenestration at the front consists of tri-partite windows with a large center picture window and flanking double-hung windows with single pane sash. Centered above these windows are medallions set in the stucco walls.

The property is in good condition and a garage is located at the rear. The house if consistent with the pattern of development of the Old Town Neighborhood during the growth period in the early 1920s.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey #
DOE #
Other Listings
Review Code
Reviewer
Date

Page 1

*Resource Name or #: (Assigned by Recorder) 383 Watson Street

P1. Other Identifier None

P2. Location: [ ] Not for Publication [ ] unrestricted

* a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

* b. USGS 7.5' Quad Monterey Date 1997 T 15; R 1; 1/4 of 1/4 of Sec... MD B.M.

* c. Address 383 Watson Street City: Monterey

* d. UTM: (Give more than one fr large and/or linear resources) Zone 10S; 598543 mE/ 4051204 mN

* e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman house was constructed sometime between 1926 and 1936 on a lot in the Alexander Subdivision of 1906. It is vernacular in design, a late example of this style but designed with detailing consistent with the style.

The house is basically rectangular in shape and has a series of three layered front gable fronts to its moderately low-sloped roof. The left gable covers a shallow front wing and the right gable roof is slightly larger and projects forward over the porch area. Both of these gable ends are subsidiary to the large prominent gable front. All three front edges of the roof are braced with simple outriggers, and the peak of the roof has a small vent in the apex.

The house is clad in stucco which is also used on the porch sides and a tall chimney that rises at the south side of the building. The - (See Continuation Form-)

*P3b. Resource Attributes (List Attributes and codes) HP02

*P4. Resources Present [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:

*P6. Date Constructed/Age and Source: [ ] Historic [ ] Prehistoric

ca1928, Sanborn Maps

*P7. Owner and Address:

Deborah Janssen Tr
383 Watson St.
Monterey, CA 93940

*P8. Recorded by:

L.Dill, F.Magui, J.Kusz
Architectural Historians

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)

Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments: NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record

[ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record

[ ] Artifact Record [ ] Photograph Record [ ] Other (List):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

tucco wall of the front porch is rounded at the two outer corners, and the balustrade is capped.

Fenestration consists of a mix of wood windows, some fixed with multi-pane transom, and other multi-pane double-hung.

A driveway is located on the south end of the property which leads to a garage at the rear, and the front yard is edged in concrete and contains some shrubs. The property is in excellent condition and consistent with the development of the Old Town Neighborhood during the late 1920s period.
P1. Other Identifier None

P2. Location: [ ] Not for Publication [ ] unrestricted
   a. County Monterey and Monterey
   b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.
   c. Address 419 Watson Street City: Monterey Zip 93940
   d. UTM: (Give more than one if large and/or linear resources) Zone 10S ; 598398 mE/ 4051156 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This building appears on the 1884 Assessors Map of Monterey, located on Block 57. At that time it straddled a property line. From the public right-of-way it appears to be a vernacular National style cottage that has been clad with stucco the covers the original wood cladding material. The windows and door are not original to the building. It does not represent its historic character at present. However, because it is such an early building in the history of the Old Town Neighborhood, and its construction date falls before the first Assessors Map drawn for the area, it should be investigated more intensely beyond that which is capable in a reconnaissance survey. Although the integrity has been compromised, it may still constitute an important historic resource for the City of Monterey.

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present [ ] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Source:
   [ ] Historic [ ] Prehistoric
   [ ] Both
   ca1880, Sanborn Maps

P7. Owner and Address:
   John K & Diane V. Sherman III
   419 Watson St.
   Monterey, CA. 93940

P8. Recorded by:
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe)
   Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE [ ] Location Map [ ] Sketch Map [ ] Continuation Sheet [ ] Building, Structure, and Object Record
[ ] Archaeological Record [ ] District Record [ ] Linear Feature Record [ ] Milling Station Record [ ] Rock Art Record
[ ] Artifact Record [ ] Photograph Record [ ] Other (List):
P3a. Description (continued):
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one and one-half story Colonial Revival house was built between 1905 and 1912 on Lot 28 of Block 57. An imposing structure within the neighborhood, it appears to have undergone substantial renovation and from observation from the public right-of-way it cannot be determined to what degree the fabric of the building is original. The house footprint is basically the same as it shows on the 1912 Sanborn Fire Insurance Map from the front.

The house can only be properly described with a more intensive investigation. It remains an important early resource in the Old Town Neighborhood and warrants further investigation both for its architectural integrity and for its early associations.

*P3b. Resource Attributes (List attributes and codes) HP02 HP03

*P4. Resources Present  □ Building  □ Structure  □ Object  □ Site  □ District  □ Element of District  □ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P6. Date Constructed/Age and Source:  □ Historic  □ Prehistoric
ca1905, Sanborn Maps

*P7. Owner and Address:
John E. Banks
1550 Mescal St.
Seaside, CA 93955

*P8. Recorded by:
L.Dill, F.Maggi, J.Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded:  6/15/2005

*P10. Survey Type (Describe)
Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

*Attachments:  NONE □ Location Map □ Sketch Map  □ Continuation Sheet  □ Building, Structure, and Object Record
□ Archaeological Record □ District Record □ Linear Reafure Record □ Milling Station Record □ Rock Art Record
□ Artifact Record □ Photograph Record  □ Other (List):
P3a. Description (continued):
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Survey #: Other Listings: Reviewer: Date:
DOE #: Review Code: 

*Resource Name or #: (Assigned by Recorder) 521 Watson Street

P1. Other Identifier None

P2. Location: ☐ Not for Publication ☑ unrestricted
   *a. County Monterey
   *b. USGS 7.5' Quad Monterey Date 1997
      and (P2c, P2e, and P2f. Attach a Location Map as Necessary)
      T 15 S ; R 1 W ; 1/4 of 1/4 of Sec ; MD B.M.
   c. Address 521 Watson Street
      City: Monterey Zip 93940
   d. UTM: (Give more than one for large and/or linear resources)
      Zone: 10S ; 598345 mE/ 450944 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Jefferson and Madison Sts.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This pre-1912 Neoclassical Revival cottage was constructed on Lot 9 of the 1906 Rodrick's Subdivision of Block 118. It is rectangular in shape and covered with a hipped roof with composition shingles. The front façade has an offset front wing to the left and contains a gabled bay window, each side contains a double-hung window with single-pane sash. The front gable of the wing projects out over the bay, and a shorter shed extends out to the right over a front porch that is supported by thin Tuscan columns.

Cladding consists of beveled drop siding, and most of the windows appear to be original. The site is heavily landscaped at the front with shrubs and vines.

Although vernacular in design, the house reflects the early period of development of the Old Town Neighborhood and appears to have integrity in its original character.

P3b. Resource Attributes (List attributes and codes) HP02

P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5a. Photograph or Drawing

P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c1908, Sanborn Maps

P7. Owner and Address:
Jean-Michel Terdjman
521 Watson St.
Monterey, CA 93940

P8. Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

P9. Date Recorded: 6/15/2005

P10. Survey Type (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments: NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):
P3a. Description (continued):
P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☑ unrestricted
   *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary
   *b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec MD B.M.
   c. Address 524 Watson Street City Monterey Zip 93940
   d. UTM: (Give more than one if large and/or linear resources) Zone 10S ; 598315 mE 405095 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

   West side of Watson St. between Jefferson and Madison Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This unique house of the Arts and Crafts period is faced in Monterey Shale and presents a unique aspect to the residential area of the Old Town Neighborhood. Constructed between 1912 and 1926, it is generally rectangular in shape and sits high above the street on an L-shaped lot that includes a large vacant section at the corner of Watson and Jefferson Streets. It was constructed on Lot 2 of the 1906 National Bank Subdivision of Block 119, and a portion of the lot has been parcel out which now contains another house that faces Jefferson St.

The building has two front-facing gabled ends and a moderately sloped roof. A front wing is located to the left and the roof above is stepped down from the main roof. The roof has a thin profile and at the lower eaves has rounded rafter tails.

The use of Monterey Shale is pervasive throughout - (See Continuation Form-)

*P3b. Resource Attributes: (List Attributes and codes) HP02

*P4. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

*P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

*P5b. Description of Photo:
   (View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☐ Both
c.a 1920, Sanborn maps

*P7. Owner and Address:
   Bill Leone
   524 Watson St.
   Monterey, CA 93940

*P8. Recorded by:
   L. Dill, F. Maggi, J. Kusz
   Architectural Historians
   Archives & Architecture
   PO Box 1332
   San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type (Describe)
   Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
   Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.
P3a. Description (continued):

The building envelope, and continues into the landscape with both the sidewalk wall at the front, and steps and walkways utilizing the material. The walls are punctuated by large glass panels at the front, and the front entry door sits perpendicular to the street.

Landscaping is lush, and the property appears to be in excellent condition.
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*Resource Name or #: (Assigned by Recorder) 574 Watson Street

P1. Other Identifier: None

P2. Location: ☑ Not for Publication ☑ unrestricted
   *a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary
   *b. USGS 7.5' Quad Monterey Date 1997 T 15 R 1 1/4 of Sec 1/4 of Sec; MD B.M.
   c. Address 574 Watson Street City: Monterey Zip 93940
   d. UTM: (Give more than one fr large and/or linear resources) Zone 10S; 598311 mE/ 4050904 mN
   e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)
      West side of Watson St. between Jefferson and Madison Sts.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boudaries)
This pre-1912 Shingle style residence was constructed on Lot 1 of the National Bank Subdivision of 1906. It is likely that it was constructed shortly after this subdivision, as the estate lot apparently was created for this residence.

It is an imposing structure with Colonial Revival elements with a formal façade facing Watson St. Basic building volume is cross-gabled with the roof rising the full height of the second level, expanded out with shed dormers. The central two-story wing projects out from the building volume and is crowned by a large gable top that sets over a windows room of 10 single-hung windows with multi-pane uppers. The front door below is a couplet, and this entry room is also washed in light with multiple windows.

The site is formally landscaped, and contains a large wood porte-cochere on the north side of the - (See Continuation Form—)

*P3b. Resource Attributes: (List Attributes and codes) HP02

*P4. Resources Present ☑ Building ☑ Structure ☑ Object ☑ Site ☑ District ☑ Element of District ☑ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Source: ☑ Historic ☑ Prehistoric ☑ Both 0

*P7. Owner and Address:
Kumar Pal Singh
524 Watson St.
Monterey, CA 93940

*P8. Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*P10. Survey Type: (Describe) Survey - Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

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☑ Archaeological Record ☑ District Record ☑ Linear Reature Record ☑ Milling Station Record ☑ Rock Art Record
☐ Artifact Record ☑ Photograph Record ☑ Other (List):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

building. An additional building is located on the site. The property is a complex historic resource that requires a much more intensive level of investigation than is possible within a reconnaissance survey such as this. The unique architectural qualities can only be adequately described and evaluated by first understanding the context of both the people associated with the creation of the site.